

## **\$319,000 - 301 1623 James Mowatt Trail, Edmonton**

MLS® #E4439666

**\$319,000**

2 Bedroom, 2.00 Bathroom, 1,126 sqft

Condo / Townhouse on 0.00 Acres

Callaghan, Edmonton, AB

EXQUISITE AND LUXURIOUS. WELCOME TO YOUR NEW LIFESTYLE! AN END UNIT xxx SF SUITE WITH A VIEW OF THE BLACKMUD CREEK RAVINE TO DIE FOR! ALL NEW EVERYTHING - PAINT, WIDE PLANK FLOORING, LIGHTING, MOST APPLIANCES, HUNTER DOUGLAS BLINDS & GORGEOUS DRAPERIES. 2 Bedroom PLUS a den & GRANITE IN BOTH BATHROOMS plus the kitchen. Feels like you're in the country from your balcony and yet every urban amenity is a short drive away. AIR CONDITIONING/LAUNDRY IN SUITE. ROOFTOP PATIO WITH VIEWS FOR MILES. VISITOR PARKING. INCREDIBLY WELL MAINTAINED BUILDING. So clean with wide hallways. The titled parking stall COMES WITH A STORAGE CAGE and is right inside the front door of the parkade making going in and out so simple. The suite itself is conveniently located next to the stairs that enter the building. Enjoy a quiet, peaceful well-maintained building. The Blackmud Creek Ravine provides access to numerous forested walking trails. This suite is a RARE FIND.

Built in 2011

### **Essential Information**

MLS® #                      E4439666

Price                        \$319,000



Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,126
Acres	0.00
Year Built	2011
Type	Condo / Townhouse
Sub-Type	Lowrise Apartment
Style	Single Level Apartment
Status	Active

### Community Information

Address	301 1623 James Mowatt Trail
Area	Edmonton
Subdivision	Callaghan
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T6W 0J7

### Amenities

Amenities	Air Conditioner, Ceiling 9 ft., Intercom, No Smoking Home, Parking-Visitor, Patio, Secured Parking, Storage Cage, Natural Gas BBQ Hookup
Parking	Parkade, Underground

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings
Heating	Baseboard, Natural Gas
Fireplace	Yes
Fireplaces	Wall Mount
# of Stories	4
Stories	1
Has Basement	Yes
Basement	None, No Basement

### Exterior

Exterior	Wood, Brick, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Ravine View, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Brick, Stone, Vinyl
Foundation	Concrete Perimeter

**Additional Information**

Date Listed	May 30th, 2025
Days on Market	75
Zoning	Zone 55
Condo Fee	\$780

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